

SITE PLAN COMMITTEE
JULY 11, 2006

1. ROLL CALL

The meeting was called to order at 4:01 p.m. Committee members present were Chair Julie Aitken, Vice-Chair Sam Engel, Jr., Bob Breslau and Jeff Evans. Also present were Planning and Zoning Manager Bruce Dell, Planner David Abramson, and Secretary Janet Gale recording the meeting. James Aucamp, Jr., was absent.

2. SELECTION OF CHAIR

Vice-Chair Engel nominated Mr. Breslau as Chair, seconded by Mr. Evans. There were no other nominations. In a voice vote, with Mr. Aucamp being absent, all voted in favor. **(Motion carried 4-0)**

3. SELECTION OF VICE-CHAIR

Ms. Aitken nominated Mr. Evans as Vice-Chair, seconded by Mr. Engel. There were no other nominations. In a voice vote, with Mr. Aucamp being absent, all voted in favor. **(Motion carried 4-0)**

4. SITE PLANS

4.1 SPM 6-2-06, Town & Country Shopping Center, 1901 South University Drive (B-2, Old Code)

James Cross, representing the petitioner, was present. Neal Kalis, representing the landlord, was present. Mr. Abramson summarized the planning report.

Mr. Cross provided a presentation of the colors and materials to be used to refurbish the building. Chair Breslau asked about the orange color and Mr. Cross confirmed that it would be used for the trim.

Mr. Kalis indicated that Mr. Crosses site plan had the support of Ireland Companies, Ltd., the landlord of the shopping center; however, he was uncertain about Mr. Ireland's opinion regarding the orange color trim.

Vice-Chair Evans recalled that a substantial upgrade to the center had been completed a few years ago; however, the K-Mart had been excluded. He remarked that regarding this modification, "you could not have done any less." Vice-Chair Evans indicated that all that was being done was to clean up the mansard which was in bad shape and the painting of two sides of the building. Mr. Cross maintained that the paint and mansard would make a dramatic impact on the building. Chair Breslau commented that anything would be an improvement; however, he could not understand why one building in a shopping center would not be required to be consistent with the rest of the center. Vice-Chair Evans recalled that when the previous improvements were made, K-Mart refused to participate and now all they were doing were repairs and partial painting of the building. Mr. Cross responded that the two back walls had recently been painted to match the center and now they were painting the two visible walls. He maintained that the landlord was responsible for the exterior.

Mr. Kalis recalled that on the previous modification request, the Committee had recognized that some improvement to the shopping center was better than no improvement. He believed that this was an opportunity to make some incremental improvements, notwithstanding the color choices, and to get this building more in line with the center. That was why his client had supported the modification.

Chair Breslau was concerned that if something was not done now, it may be 10- to 15- years before something could be done again. He was especially concerned since the K-Mart was at the entrance into the Town.

There was a brief discussion in trying to recall the present colors of the shopping center as the Committee members were opposed to the orange stripe. Mr. Kalis offered to contact his client to see if anything could be resolved regarding the color selection and to see if there were some architectural features which he would be willing to add to the expansive, east-facing wall.

With the consensus of the Committee, this item was deferred until later in the meeting in order for Mr. Kalis to communicate with Mr. Ireland what was expected by this Committee and to have an understanding of the changes that the landlord would be willing to make.

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Later in the meeting, Chair Breslau spoke about the challenges of landlords and the upkeep of buildings whereby the tenants, secure in old leases, were paying rent which no longer covered the expenses of their maintenance.

Mr. Cross explained the financial situation of K-Mart emerging from bankruptcy and that he was limited in what he was allowed to spend on improvements. He clarified that his situation dictated that he could only work with the Committee on colors. Mr. Kalis confirmed that there were no “extra dollars” forthcoming from the landlord because of the low rent situation. He hoped that something could be arranged in order to improve the appearance and match the center until such time as the lease was due for renewal; the date of which had not been determined.

A discussion ensued in an effort to mitigate colors so this issue could be resolved. Strategic lighting and light fixtures were also discussed with the Mr. Cross being agreeable to the suggestions that were made. Vice-Chair Evans provided a mark-up elevation which indicated where to apply different paint colors in order to deemphasize the long expansive wall. He also worked on the K-Mart canopy and having determined colors, the fiesta orange had been eliminated.

Vice-Chair Evans made a motion, seconded by Mr. Engel, to approve subject to the following conditions: 1) to change the orange paint color to ‘Ice Mist P1’ for the upper flashing and around the mansard; 2) on the walls, there should be two different colors, one to match the Center’s existing color and the second accent wall color to be used to wrap the corners and around the K-Mart canopy, this was to be a darker shade in the same family; 3) that the landscaped area which had a chain-link fence was to have slats installed in a similar color to the wall color; 4) to add approximately seven or eight decorative lights on the exterior walls which would add decoration during the day and a lighting accent at night; 5) signage was not a part of this approval; 6) to submit paint chips and proposed lighting to staff for approval; and 7) Vice-Chair Evans submitted a mark-up dated July 11, 2006, of the applicant’s plan which was to be followed. In a roll call vote, the vote was as follows: Chair Breslau – yes; Vice-Chair Evans – yes; Ms. Aitken – yes; Mr. Aucamp – absent; Mr. Engel – yes. **(Motion carried 4-0)**

Chair Breslau asked Mr. Cross to speak with K-Mart promoters and ask that the store not display the huge banners and the proliferation of signage being placed in the landscape berm on Saturdays and Sundays. Mr. Cross indicated that he understood the issue and would convey the request.

4.2 SPM 6-3-06, Eastern Financial Florida Credit Union, 8980 State Road 84 (B-2A, County)

James Smith, representing the petitioner, was present. Mr. Abramson summarized the planning report.

Using a photograph and site plan, Mr. Smith detailed and clarified the intent of the modifications. Chair Breslau noted that the parking area which surrounded this out-parcel, needed re-striping. Mr. Smith responded that he believed the parking area was the responsibility of the landlord.

Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve based on the colors presented and that a second cream color (or white) be added for the upper band slope or from the soffit reveal on the overhang down and back to the wall; and that the immediate parking area be re-striped for parking spaces, handicap access and crosswalks by the landlord or applicant. In a roll call vote, the vote was as follows: Chair Breslau – yes; Vice-Chair Evans – yes; Ms. Aitken – yes; Mr. Aucamp – absent; Mr. Engel – yes. **(Motion carried 4-0)**

4.3 SPM 6-12-06, Rolling Hills Golf & Tennis Club Condo VI, 3100 West Rolling Hills Circle (PRD 6.3)

Whilma Williams, representing the petitioner, was present. Mr. Abramson summarized the planning report.

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Ms. Williams explained the intent of the modification which was to repair and match the damaged mansards with stucco materials.

After a lengthy discussion, Committee members advised Ms. Williams that the choice of material would not endure and they suggested that a dimensional shingle should be used instead. As the roofing contractor had started the project prior to obtaining a permit, Ms. Williams indicated that she would have to negotiate the change.

Mr. Engel made a motion, seconded by Ms. Aitken, to table to July 25, 2006. In a roll call vote, the vote was as follows: Chair Breslau – yes; Vice-Chair Evans – yes; Ms. Aitken – yes; Mr. Aucamp – absent; Mr. Engel – yes. **(Motion carried 4-0)**

5. OLD BUSINESS

Chair Breslau asked that staff research why a berm had been omitted at the newly renovated gas station on the northwest corner of University and Nova Drives. He recalled that when the landscape plan was approved, the Committee required that there be a landscape berm. Mr. Abramson responded that he would research the issue.

6. NEW BUSINESS

There was no new business discussed.

7. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

8. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 5:38 p.m.

Date Approved: _____

Chair/Committee Member